

MEETING OF THE HOBOKEN HISTORIC PRESERVATION COMMISSION
Minutes – March 7, 2016

Vice Chairperson Gold called the meeting to order at 6:30 pm. she announced that this is an open Public Meeting of the Hoboken Historic Preservation Commission and that adequate public notice has been provided by means of notice posted outside the City Clerk's Office, advertisement in the Jersey Journal, Hoboken Reporter, Bergen Record and the City of Hoboken's web site. All Historic Preservation Meetings are recorded.

Vice Chairperson Gold requested roll call:

Roll Call:

Present:

Elaine Gold
Martin Anderson
James Perry
Steven Zane
Seth Abrams
Ellen Stewart
Ana Sanchez

Absent

Dennis English
Susan Pregibon
Gretchen Druck

Vice Chairperson Gold called the first address:

Address: 135 Washington Street

Applicant Name: 135 Washington Streets LLC

Architect's Name:

Applicant was approved to repaint the existing cornices on top of this building, color will be matte black. Also repainting the existing window frames color black and also making repair to the building facade if necessary.

A motion was made to approve by Commissioner Zane and seconded by Commissioner Perry; all in favor yes.

Vice Chairperson called the next address:

Address: 123 Washington Street

Applicant's Name: Empanadas Plus LLC

Architect's Name:

Applicant was approved to install a new sign over the existing south side portion of this storefront, this sign will read Empanadas Café (letter size will be 12 inches for the letter E) all other letters must be in proportion. Letters are to be dimensional PVC. This sign will be 1" pin

mounted to the wall. Color of all letters will be black. Total size of the sign will be 140 sq. ft. and will be installing a new wood backboard to place this sign. Also will be repainting the existing storefront, color will be grey and white.

A motion was made to approve paint colors by Commissioner Abrams and seconded by Commissioner Anderson; all in favor yes.

Vice Chairperson Gold called the next address:

Address: 322 Washington Street

Applicant's Name: Vincent Napolitions

Architect's Name:

Applicant was approved to install a new sign over the existing storefront, the sign will read (Total Nutrition Kitchen) total size will be 118 inches x 20.5 inches, letters will be ¾" PVC, and will be mounted on the exiting wooden panel, the logo will be a fork, size will be 12.8 inches, color will be yellow, the words (Total Nutrition) will be about 7 inches, color will be grey, the word kitchen letter size will be 10.5 inches, yellow.

A motion was made to approve by Vice Chairperson, Zane and seconded by Commissioner Perry; all in favor yes.

Vice Chairperson Gold called the next address

Address: 315 Washington Street

Applicant's Name: 313 Washington Street Apartment LLC

Architect's Name: Jensen Vasil

Applicant was approved for the following:

1. The existing wood cornice to be repaired and scraped gently also loose delaminate. Paint is to be disposed of safely; wet scraping or sanding methods are recommended. Existing cornice may be made weather tight by caulking and repainting to match existing color in semi-gloss finish as per contractor. Limited replacement in kind of deteriorated irreparable or missing elements is approved in new work matches the historic in material design size shape and profile the use of concrete stucco and spray foam insulation to replace missing elements and ornament is prohibited the cornice is to be repaired based on site adjacent site and existing and Historic Photographic.
2. Paint grime and staining is to be removed from brick using the gentlest method possible. No grinding, brick or joints and no wash over 200ps.
3. Grinding of brick or mortar joins is strictly prohibited where necessary for Preservation and maintenance of the building. The reuse of original bricks is strongly required and can be achieved by using.
4. New aluminum, double hung, clad window, Windsor or equal color black.

5. Existing storefront wood to be repair and repainted.
6. Existing storefront glass to be replaced with new glass to match the adjacent storefront.

A motion was made to approve with the amendment to include the two storefronts by Commissioner Sanchez, seconded by Commissioner Anderson; all in favor yes.

Vice Chairperson Gold called the next address:

Address: 515 Washington Street

Applicant's Name: 515 Washington Street LLC

Architect's Name: Jensen Vasil

Applicant was approved to construct a new 3 story carriage house on Court Street.
The proposed front exterior elevation will be as follows:

1st Floor: Installing new mahogany wood door with frosted glass and sidelight, mahogany garage doors with divided lights, shall place new Bega exterior light on the south side of the new entrance door with new black PTD STL above the front entrance and garage.

2nd Floor: Installation of new aluminum clad double hung windows throughout the building, which will be a total of four; three windows and four new windows on the 3rd floor.

The roof will have a black aluminum soffit overhang cornice; this building will be constructed with a four inch Norman face brick.

The proposed rear exterior elevation will be installing (5) five new black ultrex exterior casement windows on the on the second level and (4) four on the third level, the rear façade of this building will be a light grey 3 part cement finish. Will built up the existing stucco cross the headers and will be painted black. Will be installing new Yankee gutter and downspout; roof will have EPDM roof.

The proposed side north facing the exterior elevation: this façade will also be light grey cement finish; the fascia board will only exist on this side elevation and will also have yankee; gutters, with a slope roof, on the 3rd floor corner will have 8 inch wide 2 inch thick protruded cement stucco.

A motion was made to approve with amendments to the windows by Commissioner Sanchez and seconded by Commissioner; all in favor yes.

Chairman Somerville called the next address:

Address: 801 Clinton Street

Applicant's Name: Hoboken Firehouse Engine Co. No.6 at 801 Clinton Street

Architect's Name: RSC Architects

Applicant was approved to replace the existing roof of this firehouse, also will be repairing and re-pointing bricks; new mortar will match the existing mortar.

This firehouse along with all the firehouses in the city of Hoboken is listed on the State and National Register of Historic Place.

Commissioner Perry had some questions for the architects about the existing plaque that was placed on this firehouse; which was honoring his uncle. The architect said he will look into this and restore the plaque to its original place on this fire house.

A motion was made to approve by Commissioner Perry and seconded by Commissioner Zane; all in favor yes.

Address: 231 Washington Street

Applicant's Name: City Property US LLC

Architect's Name: Yongho Kim

Applicant for 231 Washington Street was requesting to remove the existing storefront.

The Commissioners explained to the applicant and his architect that this is one of the oldest storefronts in the City and the HPC would like to keep the character of this storefront or perhaps minor alteration can be done. At this point in the meeting the architect agreed to return to the next HPC meeting with new plans.

This application will be carried to a later time.

A motion was made at 9:30 P.M to adjourn

All in favor: yes